

IN RE: PETITIONS FOR SPECIAL HEARING AND ZONING VARIANCE - E.S. York Rd., 2067 & 2069 York Rd., 1 Cinder Rd., 8th Election District, 4th Councilmanic District, Gaetano Platania, Petitioner

# FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petitioner for Special Hearing and a Petition for Zoning Variance filed by the legal owner of the subject property, Gaetano Platania, by and through his attorney, Robert A. Breschi, Esquire. The Petitioner requests a special hearing to approve a use permit for commercial parking on Parcel A of the subject property, zoned D.R. 5.5 and known as 1 Cinder Road, to support the adjacent properties known as 2067 and 2069 York Road, zoned B.L. The Petitioner also requests variance relief from Section 1801.1.B.1.C and 1801.1.B.1.E.2 to permit a buffer and setback of 0 feet for the north and south sides of the property in lieu of the required 50 feet, and a buffer and setback of 3 feet for the east side of the property, in lieu of the required 75 feet, for the property known as 1 Cinder Road; and from Section 1802.2 and 1802.3.B to permit a rear yard setback of 2 feet in lieu of the required 30 feet for the existing dwelling on the property known as 1 Cinder Road, all as more particularly described on Petitioner's Exhibit 1.

Appearing on behalf of the Petitions was Gaetano Platania, property owner, and his counsel, Robert A. Breschi, Esquire. Also appearing on behalf of the Petitions was Paul Lee, Registered Professional Engineer. There were no Protestants.

Testimony indicated that the subject properties, known as 1 Cinder Road, and 2067-2069 York Road, consist of 17,149 sq.ft. more or less, split zoned B.L. and D.R. 5.5. The property known as 1 Cinder Road is improved with a two-story duplex dwelling used for residential purposes and is located immediately adjacent to and north of the properties known as 2067 and 2069 York Road. The properties known as 2067 and 2069 York Road are improved with a two-story duplex dwelling unit; 2067 York Road contains a retail store on the first floor and an apartment on the second floor and 2069 York Road contains a hair salon on both the first and second floors. The Petitioner is desirous of utilizing the rear of the property known as 1 Cinder Road, and depicted as Parcel A on Petitioner's Exhibit 1, for parking associated with the business uses at 2067 and 2069 York Road. In conjunction with the special hearing request, the requested variances are necessary in order to extend the existing parking area on the B.L. zoned portion of the site into the Residential Transition Area of the subject property and to utilize the D.R. 5.5 zoned portion of the property as a commercial parking area for the business uses on the B.L. zoned portion of the site. Testimony indicated that the Petitioner met with the community who have no objections to his plans. Further testimony indicated that the Petitioner met with the Landscape Planner for Baltimore County who agreed that the existing landscaping was proper and that there was no need for a landscape plan to be submitted for review and approval.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship would result if the relief requested in the special hearing were not granted. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel.

From unique to this particular parcel. In addition, the relief requested will not be detrimental to the public health, safety, and general welfare.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. *McLean v. Soloy*, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

*Anderson v. Bd. of Appeals, Town of Chesapeake Beach*, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the public health, safety or general welfare. Further, the granting of the Petitioner's request is in strict harmony with the spirit and intent of the B.C.Z.R.

Petitioner's request is in strict harmony with the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the special hearing and variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 11th day of November, 1992 that the Petitioner for Special Hearing to approve a use permit for commercial parking on Parcel A of the subject property, zoned D.R. 5.5 and known as 1 Cinder Road, to support the business uses on the adjacent properties known as 2067 and 2069 York Road, zoned B.L., in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petitioner for Zoning Variance requesting relief from Sections 1801.1.B.1.C and 1801.1.B.1.E.2 of the B.C.Z.R. to permit a buffer and setback of 0 feet for the north and south sides of the property in lieu of the required 50 feet for the property known as 1 Cinder Road, and a buffer and setback of 3 feet for the east side of the property in lieu of the required 75 feet for the property known as 1 Cinder Road, and from Sections 1802.2 and 1802.3.B of the B.C.Z.R. to permit a rear yard setback of 2 feet in lieu of the required 30 feet for the existing dwelling on the property known as 1 Cinder Road, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their use permit for parking and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

3) The driveway between the properties known as 2069 York Road and Jiffy Tube shall be for exiting only and shall be appropriately posted by signage and the painting of arrows on the macadam driveway.

3) When applying for any permits, the site plan and/or landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

*Timothy M. Kotroco*  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

Suite 113 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

November 18, 1992

Robert A. Breschi, Esquire  
409 Washington Avenue, Suite 600  
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL HEARING AND ZONING VARIANCE  
2/8 York Road, 128' S of the c/l of Cinder Road  
(2067-2069 York Road, and 1 Cinder Road)  
8th Election District - 4th Councilmanic District  
Gaetano Platania - Petitioner  
Case No. 93-97-A

Dear Mr. Breschi:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and Zoning Variance have been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3351.

Very truly yours,

*Timothy M. Kotroco*

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: People's Counsel

File



## Petition for Special Hearing to the Zoning Commissioner of Baltimore County for the property located at 2067 & 2069 York Rd. & 1 Cinder Rd. which is presently zoned B.L. & D.R. 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve a use permit to allow commercial parking (depicted on Parcel A of the attached Site Plan) at 1 Cinder Road zoned D.R. 5.5 for adjacent properties of 2067 and 2069 York Road zoned B.L.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee  
(Type or Print Name)  
Signature  
Address  
City State Zip Code  
Legal Owner(s)  
Gaetano Platania  
(Type or Print Name)  
Signature  
Address  
City State Zip Code

Attorney for Petitioner  
Robert A. Breschi  
(Type or Print Name)  
Signature  
Address  
City State Zip Code  
308 W. Timonium Rd. 252-5992  
Timonium MD 21093  
Suite 600  
409 Washington Ave. 296-6820  
Towson MD 21204

ESTIMATED LENGTH OF HEARING  
unavailable for Hearing  
The following date: 1/16/93  
ALL OTHER  
REVIEWED BY: smk DATE: 9/15/92



## Petition for Variance to the Zoning Commissioner of Baltimore County for the property located at 2067 & 2069 York Rd. & 1 Cinder Rd. which is presently zoned B.L. & D.R. 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

SEE ATTACHED

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons (indicate hardship or practical difficulty)  
Lack of parking on York Road creating dangerous situations and there is no other available space for additional parking.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee  
(Type or Print Name)  
Signature  
Address  
City State Zip Code  
Legal Owner(s)  
Gaetano Platania  
(Type or Print Name)  
Signature  
Address  
City State Zip Code

Attorney for Petitioner  
Robert A. Breschi  
(Type or Print Name)  
Signature  
Address  
City State Zip Code  
308 W. Timonium Rd. 252-5992  
Timonium MD 21093  
Suite 600  
409 Washington Ave. 296-6820  
Towson MD 21204

ESTIMATED LENGTH OF HEARING  
unavailable for Hearing  
The following date: 1/16/93  
ALL OTHER  
REVIEWED BY: smk DATE: 9/15/92

Paul Lee Engineering Inc.  
308 W. Tinsell Avenue  
Towson, Maryland 21204  
410-821-5881



DESCRIPTION

PARCEL A - 4766 S.F. + (0.11 Ac. +)  
(PART OF #2067 YORK ROAD, #2069 YORK ROAD AND #1 CINDER ROAD)  
ELECTION DISTRICT 804  
BALTIMORE COUNTY, MARYLAND

Beginning for the same at the intersection of the north property line of #2069 York Road and the "BL and DR 5.5" zoning line as shown on Baltimore County Zoning Map NW13A, Scale 1"=200', said point of beginning also being located Southerly 128 feet ± and then Easterly along the north property line of #2069 York Road, 121 feet ± from the center of Cinder Road, thence continuing along said north property line of #2069 York Road (1) Easterly 13 feet ± to intersect the west property line of #1 Cinder Road, thence continuing along the extension of said north side of #2069 York Road Easterly 5 feet ± to a point 66 feet ± south of the south side of Cinder Road; thence binding on a line parallel to and 66 feet ± south of the south side of Cinder Road, (2) Easterly 51 feet ± to the east property line of #1 Cinder Road, thence binding on said east property line (3) Southerly 81 feet ± to the south property line of #1 Cinder Road, thence binding on said south property line (4) Westerly 35 feet ± to the west property line of #1 Cinder Road, thence binding on said west line (5) Northerly 18 feet ± to a point intersecting the extension of the south property line of #2067 York Road, thence binding on the extension of and south property line (6) Westerly 26 feet ± to the intersection of the BL and DR 5.5 zoning line as shown on Baltimore County Zoning Map NW13A, thence binding on side zoning line (7) Northerly 67 feet ± to the point of beginning.

Containing 4766 S.F. ± (0.11 Ac.±) of land.

#91

Engineers - Surveyors - Site Planners 8/27/92

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 93-97-SPHA Date of Posting: 10/16/92  
Posted for: Special Hearing & Variance  
Petitioner: Gaetano Platania  
Location of property: 2067 & 2069 York Rd., Bk. 128 S of Cinder Rd.  
Location of Sign: Facing intersection of property & Cinder Rd.  
Remarks: As shown on map  
Posted by: Paul Lee Date of return: 10/23/92  
Number of Signs: 2

Baltimore County  
Zoning Administration &  
Development Management  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Account: R-0014150  
Number: 93-97-SPHA

9/14/92 H9300091

PUBLIC HEARING FEES	QTY	PRICE
020 - ZONING VARIANCE (OTHER)	1 X	\$250.00
040 - SPECIAL HEARING (OTHER)	1 X	\$250.00
		TOTAL: \$500.00

LAST NAME OF OWNER: PLATANIA

04040024HICHC  
BA C003123PH09-14-92

Please Make Checks Payable To: Baltimore County

Cashier Validation

receipt

Baltimore County  
Zoning Administration &  
Development Management  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Account: R-0014150  
Number: 93-97-SPHA

10/2/92 hearing

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

DATE: 10/2/92

Gaetano Platania  
308 W. Tinsell Avenue  
Towson, Maryland 21204

RE:  
CASE NUMBER: 93-97-SPHA (Item 91)  
675 York Road, 128' S of C/I Cinder Road  
2067 & 2069 York Road and #1 Cinder Road  
8th Election District - 4th Councilmanic  
Petitioner(s): Gaetano Platania  
HEARING: MONDAY, NOVEMBER 2, 1992 at 9:00 a.m. in Rm. 118, Old Courthouse.

Dear Petitioner(s):

Please be advised that \$ 94.33 is due for advertising and posting of the above captioned property and hearing date.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please forward your check via registered mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 109, Towson, Maryland 21204. Place the case number on the check and make same payable to Baltimore County, Maryland. In order to avoid delay of the issuance of proper credit and/or your order, immediate attention to this matter is suggested.

Call John

ARNOLD JARLOW  
DIRECTOR

cc: Robert A. Breschi, Esq.

Printed on Recycled Paper

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

SEPTEMBER 29, 1992

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 93-97-SPHA (Item 91)  
1/8 York Road, 128' S of C/I Cinder Road  
2067 & 2069 York Road and #1 Cinder Road  
8th Election District - 4th Councilmanic  
Petitioner(s): Gaetano Platania  
HEARING: MONDAY, NOVEMBER 2, 1992 at 9:00 a.m. in Rm. 118, Old Courthouse.

Special Hearing to approve a use permit to allow commercial parking at #1 Cinder Road for adjacent properties of #2067 and #2069 York Road.  
Variance to permit a zero foot buffer and setback for the north and south side of property and a 3 foot buffer and setback for the west side of property, in lieu of 50 feet and 75 feet respectively, to extend the existing parking lot of the S.L. road property of #2067 & 2069 York Road and #1 Cinder Road road D.R.-5.5 which will be into the residential transition area; and to permit a 2 foot rear yard setback in lieu of the required 30 feet.

Laurence E. Schmidt  
Laurence E. Schmidt

Zoning Commissioner of  
Baltimore County

cc: Gaetano Platania  
Robert A. Breschi, Esq.

NOTE: HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

Printed on Recycled Paper

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning



111 West Chesapeake Avenue  
Towson, MD 21204

October 20, 1992

(410) 887-3353

Robert A. Breschi, Esquire  
409 Washington Avenue, Suite 600  
Towson, MD 21204

RE: Item No. 91, Case No. 93-97-SPHA  
Petitioner: Gaetano Platania  
Petition for Variance & Special Hearing

Dear Mr. Breschi:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

Printed on Recycled Paper

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

Your petition has been received and accepted for filing this 15th day of September, 1992.

Call John  
ARNOLD JARLOW  
DIRECTOR

Received By:

W. Carl Richards Jr.  
Chairman,  
Zoning Plans Advisory Committee

Petitioner: Gaetano Platania  
Petitioner's Attorney: Robert A. Breschi

Printed on Recycled Paper

111 West Chesapeake Avenue  
Towson, MD 21204

SEPTEMBER 29, 1992

RE: Item No. 91, Case No. 93-97-SPHA  
Petitioner: Gaetano Platania  
Petition for Variance & Special Hearing

Dear Mr. Breschi:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

RECEIVED  
OCT 5 1992  
ZONING OFFICE





Maryland Department of Transportation  
State Highway Administration

O. James Lighthizer  
Secretary  
Hal Kassoff  
Administrator

October 2, 1992

Ms. Julie Winiarski  
Zoning Administration and  
Development Management  
County Office Building  
Room 109  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Baltimore County  
MD 45  
Platanis Property  
Item No: +91 (MJK)

Dear Ms. Winiarski:

This office has reviewed the referenced item and has no objection to approval as the existing access to MD 45 is acceptable.

Although we realize access to the property has been in operation for some time, we have some concerns about the traffic circulation entering and exiting the site from MD 45.

If possible, the entrances should be signed for one-way traffic with the south access being used as an entrance only, and the north access as an exit only. This proposal would also be consistent with the layout of the existing parking to the rear of the property. The only potential conflict with this change may be the impact to the adjoining property to the south.

We recommend approval subject to the aforementioned comments.

Please contact David Ramsey of this office at (410) 333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*David N. Ramsey*  
John Contestabile, Chief  
Engineering Access Permits  
Division

DNR:maw  
cc: Paul Lee Engineering, Inc.

My telephone number is 301-333-1350 (Fax# 333-1041)

Teletypewriter for Impaired Hearing or Speech  
363-7555 Baltimore Metro - 555-0451 D.C. Metro - 1-800-492-5082 Statewide Toll Free  
707 North Calvert St., Baltimore, Maryland 21203-0717

BAITMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration &  
Development Management

DATE: October 7, 1992

FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning

SUBJECT: 2067 and 2069 York Road and Cinder Road

INFORMATION:  
Item Number: 91

Petitioner: Gaetano Platanis

Property Size: 0.394 acre

Zoning: BL, DR 5.5

Requested Action: Special Hearing, Variance

Hearing Date: 1/1

SUMMARY OF RECOMMENDATIONS:

The petitioner is requesting a Special Hearing to approve a use permit to allow commercial parking at #1 Cinder Road which is zoned DR 5.5. The petitioner is also requesting a variance to permit 0' buffer and setback for the north and south side of the property and a 3' buffer and setback for the east side of the property in lieu of 50' and 75' respectively. Also to extend the existing parking lot of the BL zoned properties of 2067 and 2069 York Road into #1 Cinder Road which is zoned DR 5.5 which will be into the RTA and to permit a 2' rear yard setback in lieu of the required 30'.

The Office of Planning and Zoning recommends APPROVAL with the following conditions. This site is entirely paved and devoid of any landscaping. Also, vehicles park at the front of the building. Our Office recommends that a landscape plan be submitted to the Baltimore County Landscape Architect for approval. The landscape plan must include landscape planting along the frontage of York Road and vehicles should not be allowed to park in front of the building. The parking lot in the rear encroaches into the residential neighborhood, therefore, the landscape plan must address screening that buffers the adjacent residential homes from the parking lot. Finally, the petitioner should investigate the potential of reconfiguring the parking area of the adjacent businesses into a shared parking arrangement. Such a reconfiguration may provide adequate parking for all of the businesses in the block fronting York Road.

Prepared by: *Francis Murphy*

Division Chief: *Emm N. Daniel*

ENC/D/EN:rdn

91.ZAG/ZAC1

Pg. 1

BUREAU OF TRAFFIC ENGINEERING  
DEPARTMENT OF PUBLIC WORKS  
BALTIMORE COUNTY, MARYLAND

DATE: September 30, 1992

TO: Mr. Arnold Jablon, Director  
Office of Zoning Administration  
and Development Management

FROM: Rahee J. Famili

SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: September 28, 1992

ITEM NUMBER: 91

"DO NOT ENTER" signs need to be installed at the northern access.

*Rahee J. Famili*  
Rahee J. Famili  
Traffic Engineer II

RJF/lvd

RECEIVED  
OCT 5 1992  
ZONING OFFICE

Department of Environmental Protection & Resource Management  
Development Review Committee  
Authorized signature: *William H. Hays* Date: *10/15/92*

Project Name  
File Number  
Waiver Number  
Zoning Issue  
Meeting Date

Claude N. and Gee Gee Z. Pfeiffer  
DEPRM  
76  
8/14/92  
in process

COUNT 4

Michael and Patricia Perholtz  
DEPRM  
71  
8/31/92  
in process

COUNT 1

✓ Austin F. and Estelle R. Weber  
DED DEPRM RP STP TE  
102  
9-28-92  
No comments

✓ Franklin Ray and Ann Mae Sumpter  
DED DEPRM RP STP TE  
103  
No comments

✓ Richard A. Robert T. and Emily C. Baker  
DED DEPRM RP STP TE  
104  
No comments

Michael J. and Lori Greco  
DED DEPRM RP STP TE  
105  
in process

Sudbrook Associates  
DED DEPRM RP STP TE  
106  
in process

✓ Philip M. and Sandra L. Cowett  
DED DEPRM RP STP TE  
108  
No comments

✓ Gaetano Platanis  
DED DEPRM RP STP TE  
91  
No comments

✓ Kurt D. and Denise E. Zumwalt  
DED DEPRM RP STP TE  
92  
No comments

COUNT 8

ZONING OFFICE

Baltimore County Government  
Fire Department



700 East Joppa Road, Suite 901  
Towson, MD 21204-5500

OCTOBER 19, 1992

(410) 887-4500

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204

RE: Property Owner: GAETANO PLATANIS

Location: #2067 AND #2069 YORK ROAD AND #1 CINDER ROAD

Item No.: + 91 (MJK) Zoning Agenda: SEPTEMBER 28, 1992

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *John J. Ruff*  
Planning Group  
Special Inspection Division

JP/KEK

Department of Recreation and Parks  
Development Review Committee  
Authorized signature: *Robert A. Bisescho* Date: *10/15/92*

Project Name  
File Number  
Waiver Number  
Zoning Issue  
Meeting Date

✓ Austin F. and Estelle R. Weber  
DED DEPRM RP STP TE  
102  
9-28-92  
No Comment

✓ Franklin Ray and Ann Mae Sumpter  
DED DEPRM RP STP TE  
103  
No Comment

✓ Richard A. Robert T. and Emily C. Baker  
DED DEPRM RP STP TE  
104  
No Comment

✓ Michael J. and Lori Greco  
DED DEPRM RP STP TE  
105  
No Comment

✓ Sudbrook Associates  
DED DEPRM RP STP TE  
106  
No Comment

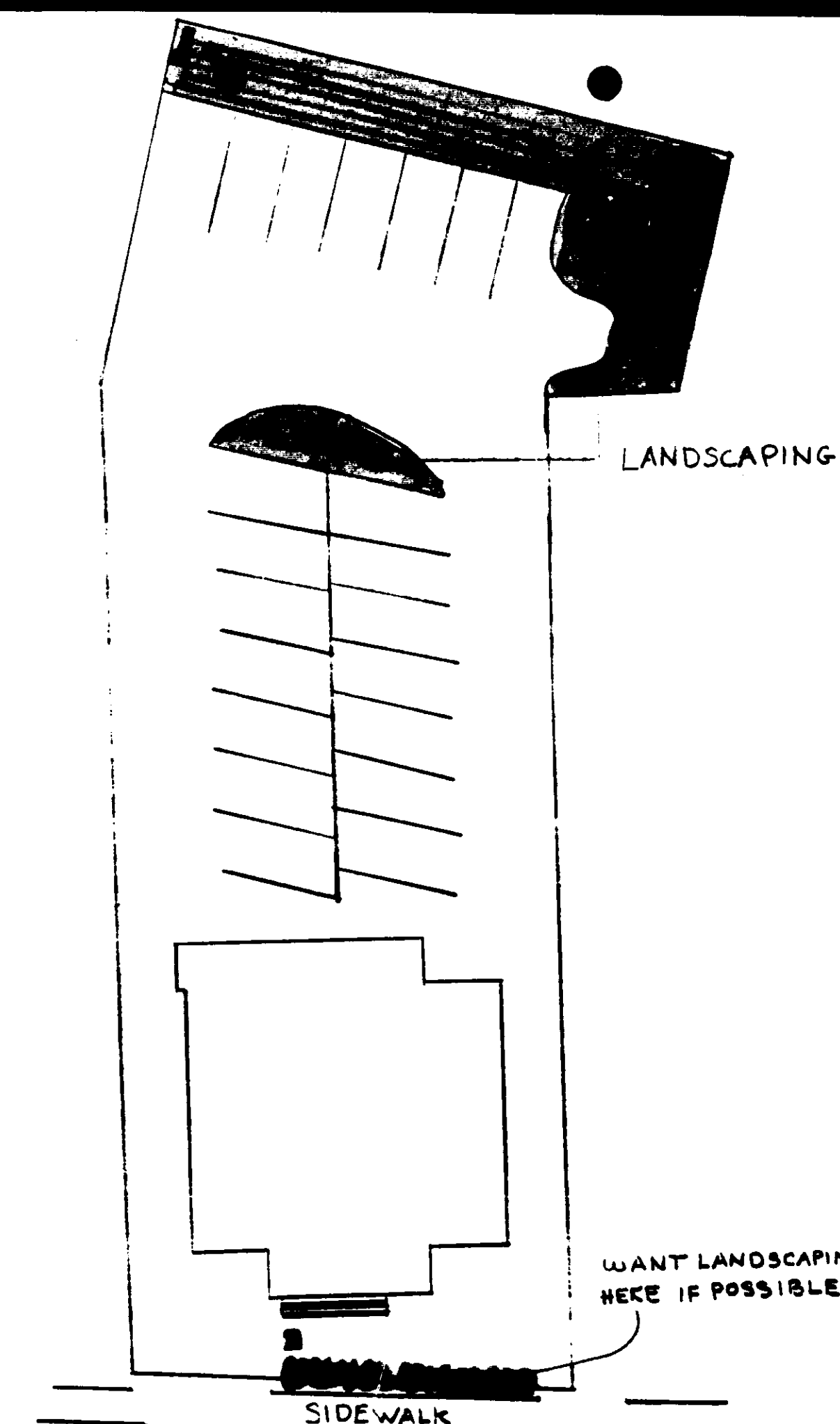
✓ Philip M. and Sandra L. Cowett  
DED DEPRM RP STP TE  
108  
No Comment

✓ Gaetano Platanis  
DED DEPRM RP STP TE  
91  
No Comment

✓ Kurt D. and Denise E. Zumwalt  
DED DEPRM RP STP TE  
92  
No Comment

COUNT 8

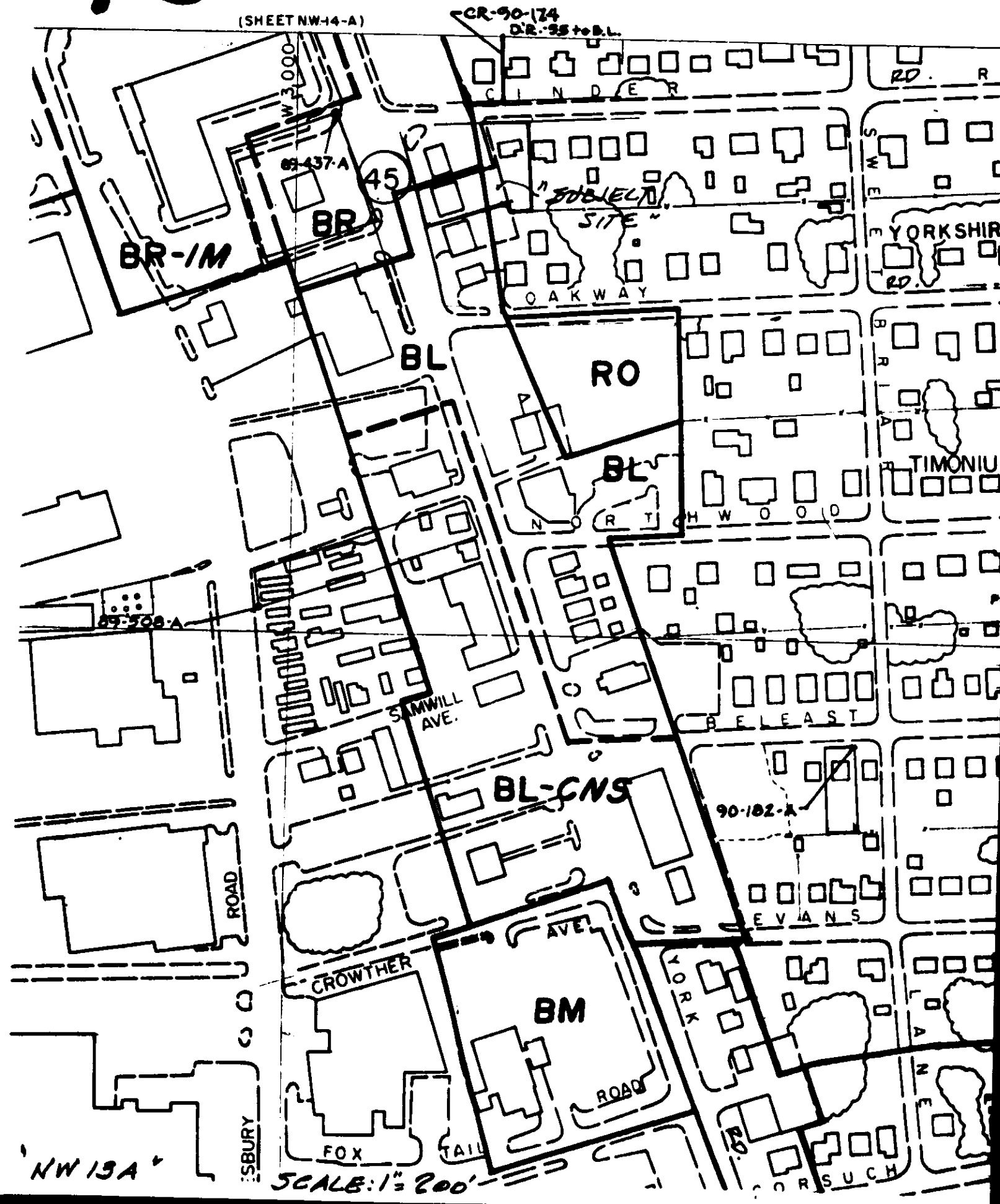
RECEIVED  
OCT 5 1992  
ZONING OFFICE



PLEASE PRINT CLEARLY PETITIONER(S) SIGN-IN SHEET

NAME: *Robert A. Bisescho*  
ADDRESS: *308 W. Joppa Rd. Towson, MD 21204*  
*John J. Ruff*  
*304 W. Joppa Rd. Towson, MD 21204*

93-97-SPHA #91



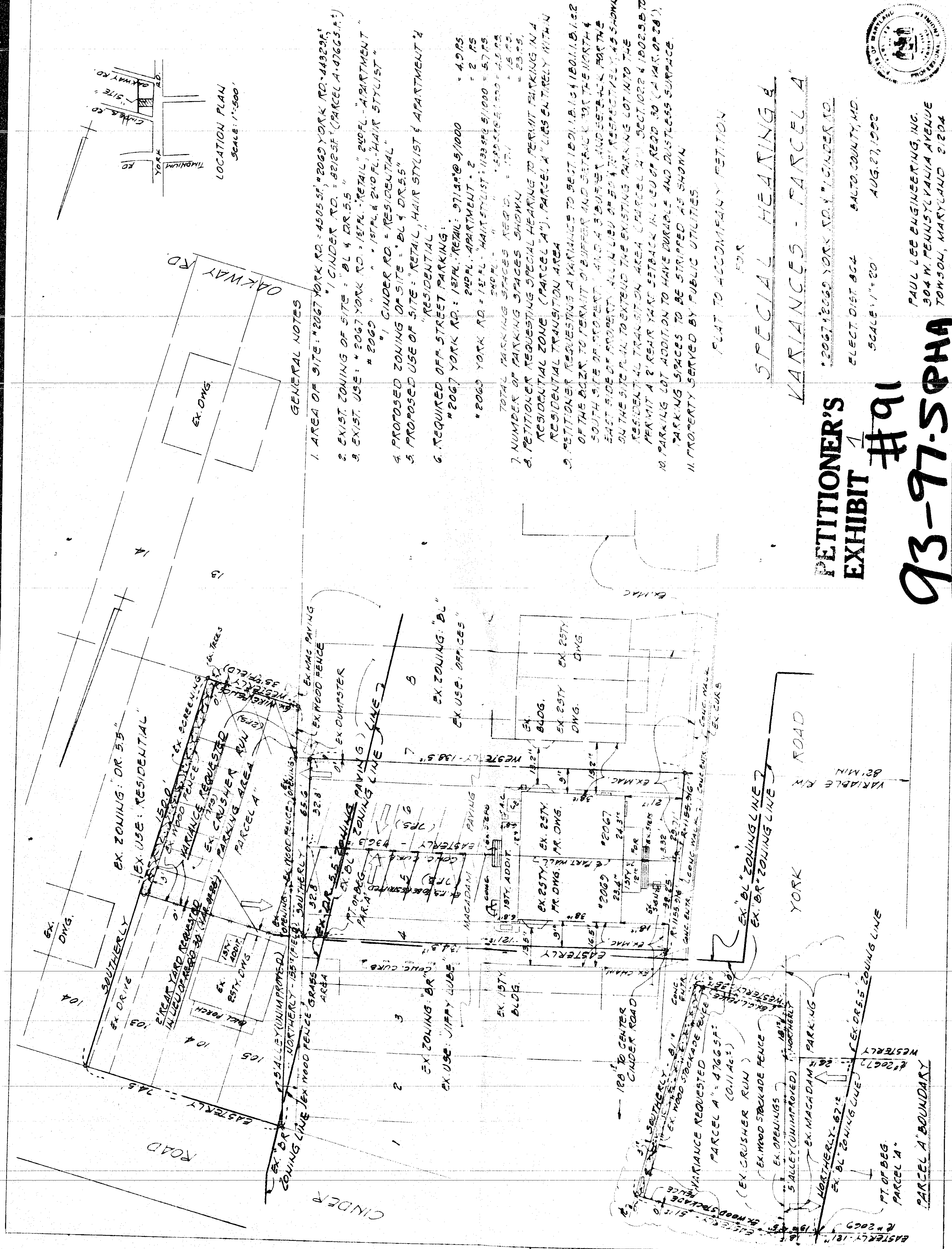




A black and white photograph of a two-story building, likely a school or community center. The building has a gabled roof and several windows. A large sign on the left side of the building reads "SCHOOL". A smaller sign on the right side of the building reads "SCHOOL". The building is surrounded by trees and a fence.



A black and white photograph of a two-story house with a dark roof and a front porch. The house is surrounded by a lawn and some trees. A car is parked in the driveway.



22-020